

HISTORIC DISTRICT COMMISSION

Meeting Minutes

May 12, 2008

CALL TO ORDER:

Kathleen Eriksen called the meeting to order at 4:22 p.m.

ROLL CALL:

Members Present: Jan Hatch Doug Sofia
Kathleen Eriksen Kurt Thornton

Staff Present: Glenn Perian, Senior Planner, Planning & Community Development
Kim Tuck, Chief Building Official, Inspections
Leona Parrish, Administrative Assistant, Planning

ADDITIONS / DELETIONS TO AGENDA:

- 17 Fremont Street (Demolition of Structure)
- 64 W. Michigan Avenue (Revision to Sign “The Vibe”)

APPROVAL OF PREVIOUS MINUTES:

Motion was made by Mr. Kurt Thornton to approve the minutes from April 14, 2008 meeting; Seconded by Ms. Jan Hatch, all in favor minutes approved as presented.

CORRESPONDENCE: Ms. Kathleen Eriksen provided correspondence regarding: National Preservation Month, National Trust “Place That Matters”, News Release regarding Ratti Building Receiving Award, and MHPN Announcing 2008 Historic Preservation Award Winners.

OLD BUSINESS:

124 Manchester Street: Mr. Glenn Perian read the report for the rehab of garage roof and rear wall. Ms. Nina LaGrand and Ms. Alison LaGrand-Jackson (daughter) was present and provided examples of the materials that would be used for the repair of the brick wall and roof.

Mr. Doug Sofia asked Ms. LaGrand if the roof restructure would be the same as the original. Ms. LaGrand stated, yes.

Ms. LaGrand asked about getting her property on the National Registry for historical property. Mr. Glenn Perian provided Ms. LaGrand information regarding contacting the State for National Registry.

MOTION: MADE BY KATHLEEN ERIKSEN TO APPROVE THE GARAGE REAR WALL AND ROOF REPAIR, FOR PROPERTY LOCATED AT 124 W. MANCHESTER STREET; SUPPORTED BY DOUG SOFIA.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

NEW BUSINESS:

17 Fremont Street

Mr. Perian read the report regarding the demolition of this structure and explained the condition and guidelines that the commission may approve for demolition.

Mr. Kim Tuck provided photos he had received from Mr. Hummel via – email. Mr. Tuck stated the building had been damaged by scavengers stealing the plumbing etc., said it was approximately \$50,000 dollars worth of damage and would be approximately \$100,000 dollars to repair.

Property owner Mr. Wesley Hummel was present and stated it would be costly to repair the damage done and refurbish the exterior to bring up to code, and would cost approximately \$150,000 dollars to repair. He said the adjacent Flower Shop had agreed to purchase the lot for their business. Said he has contacted Habitat for salvaging any of the old architecture from the building.

Mr. Kurt Thornton asked what the cost would be to demolish. Mr. Hummel stated it would cost between \$5,500 to \$8,500 dollars to demolish.

Mr. Kim Tuck stated the property lot is very small and not much bigger than the home itself. Stated the cast iron fireplace fronts have been stolen also, and that he feels we will be seeing more of this type of stealing from homes.

Ms. Eriksen asked if there could be something done about the stealing. Mr. Tuck stated they could do a press release to make people more aware of thieves stealing from homes.

Ms. Kathleen Eriksen asked Mr. Kim Tuck if this property was habitable. Mr. Tuck stated it would need a Certificate of Occupancy to allow someone to live there, and could not be occupied without substantial rehab being done.

Mr. Glenn Perian stated it would be an undue hardship for the owner to repair.

MOTION: MADE BY MS. KATHLEEN ERIKSEN TO APPROVE THE APPLICATION FOR DEMOLITION AS SUBMITTED FOR PROPERTY LOCATED AT 17 FREMONT STREET AS THE PROPERTY CONSTITUTES A HAZARD TO THE SAFETY OF THE PUBLIC OR OCCUPANTS AND THE RETENTION OF THE PROPERTY WOULD CAUSE UNDUE HARDSHIP TO THE OWNER; SUPPORTED BY MS. JAN HATCH.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

64 W. Michigan Avenue (The Vibe)

Mr. & Mrs. Swims were present to speak regarding the revision for the sign that had been previously approved. Mr. Robert Swims stated that the original design did not look good with the name cut out of the metal, said he would like to change the sign to be the same as photo taken by Ms. Eriksen of sign in New York. Stated it would be in Black and White with lighting going down and up the building.

Ms. Eriksen asked if it would be possible to add the lines to the sign the same as the New York photo. Mr. Swims stated he had not thought of it, but could be possible.

Mr. Swims stated he would later on be requesting approval of a small sign to be in front as State Street will be closed and also direct people to use the parking ramp as it is less costly. Stated he wants to do a Gas Light Tour of musicians to come and stop by in buses and perform.

MOTION: MADE BY JAN HATCH TO APPROVE THE REVISED SIGN DESIGN AND LIGHTING, FOR PROPERTY LOCATED AT 64 W. MICHIGAN AVENUE; SUPPORTED BY DOUG SOFIA.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

PUBLIC COMMENTS:

Mr. Roberts Swims wanted to comment regarding the stealing of metal from properties. He asked if the public went to the City Commission and asked if they could regulate the metal company's receiving of stolen metal.

Mr. Hummel stated it was State regulated and not at the City level.

Ms. Eriksen asked if it would help to contact the State of Michigan. She stated she would contact Ms. Nancy Finegood to see what could be done.

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

It was noted as a reminder to the Historic District Commission Members that if they are not able to attend the scheduled monthly meeting, they should call the office of the Planning Department at (269-966-3320) or email (laparrish@ci.battle-creek.mi.us) to inform staff that they are unable to attend that monthly meeting. It is not fair to the other members and petitioners attending the meeting, who unknowingly do not have a quorum to officially hold the meeting.

ADJOURNMENT:

Meeting was adjourned at 4:55 p.m., all in favor none opposed.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department

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